PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610105.0000 RES
W107 2026

sale

2023 HILL BRITTANY		2022-09-26
2024 HILL BRITTANY		2022-09-26
2025 HILL BRITTANY		2022-09-26
2026 HILL BRITTANY		2022-09-26 E JENNINGS 88
403 N HIGH ST		1WD
		$164,900
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

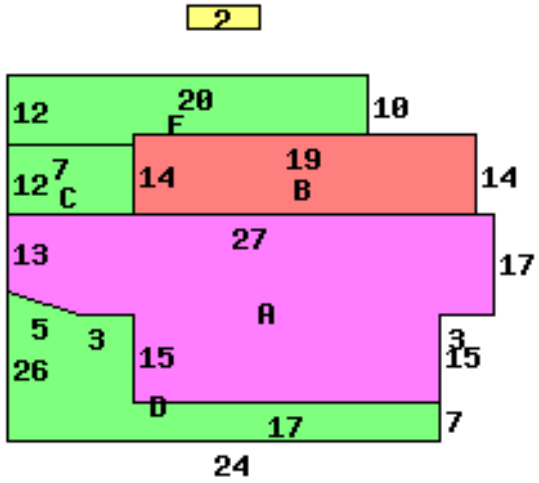
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9060	9060
Bldg100%	142030	142030	142030	142030		142030	195940	195940
Totl100%	149940t	149940t	149940t	149940t		149940t	205000t	205000t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3170	3170
Bldg 35%	49710	49710	49710	49710		49710	68580	68580
Totl 35%	52480t	52480t	52480t	52480t		52480t	71750t	71750t
Hmstd35%			52300	52300		52300	71560	
Owner Oc			46.10	46.10	46.10	hmstd 2770 l	49530 b	
Hmstd RB								
Net Tax	2157.80	2282.74	2221.58	2221.58	2221.58			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		706		a	*MAIN
1H	F/C	A		266		b	ADDTN
	EFP	P		84	3360	c	PORCH
	OFP	P		281	8430	d	PORCH
	DK	P		214	3210	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
505	1	2022-09-26	HILL BRITTANY	1WD	164900	5910	92510
90	1	2018-03-12	JORDAN JULIE A	1WD	87500	5630	75060
198	1	1999-04-16	BROOKS NATHAN A & ANDREA	1WD	79000	7910	34000
214	1	1990-03-22		1WD	40000	0	22510
118	0	1987-02-25		*	11500	0	30910

Year	Land	Bldg	Total	Net Tax
2022	2070	32380	34450	1609.28
2021	2070	32380	34450	1615.14

project			ben acres	/ %	factor
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			



403 N HIGH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	972	102040
	Full Upper	FRAME	706	53300
	Part Upper	FRAME	266	16180
	Qtr Story	FRAME	706	2920
	Basement		706	13340
	Subtotal			187780
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Plumbing	1400
Unfinished Wall	X	X	Extra Features	15000
Floor/Pine		X	Total Value	204180
Floor/Carpet		X X		
Floor/Concrete	X		PUB SIDEWALK	
Floor/Tile-Lino		X		
Number of Rooms	1	3 3 1	Neighborhood:	
Bedrooms		3	Code:	3630
			Dwl/Gar/NC%	1.4500
Central Heat		A		
HOT WATER				
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 BAF		1944		C+	OLD/GD	224600	.40		195400
2	Flat Barn		14X40	560		D	OLD/FR	5380	.80	.50	540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	132	94	161	151	9060	9060

Call Back: Sign: PSN Date: 2015-04-08 Lister: